

**FINDINGS: CONDITIONAL USE PERMIT**

1. The project site is adequate in size and shape to accommodate the proposed restaurant. As contained on the site plan, there is adequate space for all yards, open spaces, setbacks, walls and fences, parking areas, loading areas, landscaping and other features pertaining to the application.
2. The site is located on the east side of National Trails Highway, approximately 75- feet south of Rinaldi Road. National Trails Highway provides paved access to the site. Modifications to the design of the proposed restaurant include construction of the driveway approach to County standards. Therefore, the site and proposed use have adequate access.
3. The proposed use will not have a substantial adverse effect on abutting properties. The property adjacent to the south and east is developed with a daycare center. Other adjacent properties are vacant. The surrounding properties are zoned Rural Living and will be buffered from the proposed development by landscaping. The use will not substantially interfere with the present or future ability to use solar energy systems.
4. The proposed use is consistent with the goals, policies, standards, and maps of the General Plan and any applicable plan. The proposed restaurant project is consistent with Goal C-57 because it provides for visual enhancement of the existing development through the incorporation of right-of-way landscaping. By locating a rural commercial endeavor near rural residences, the proposed project complies with Goal D-34 by reducing energy consumption associated with transportation. The proposed project is consistent with Goal D-41 because it increases the employment opportunities in a residentially dominated area. The project is also consistent with Goals D-45 and D-47 due to the provision of compatible and harmonious arrangement of land uses. The proposed project is consistent with LU-3 and LU-5 because it promotes commercial development that is functional, safe, attractive and convenient to shoppers, is capable of strengthening the local economy, enhances the quality of life of County residents, and improves the negative jobs/housing balance.
5. The lawful conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare. In conjunction with site design modifications, conditions address issues such as visual and aesthetic enhancements, traffic safety, fire suppression and protection, and buffering of noise and light through landscaping.
6. The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities. The orientation of the proposed restaurant and the inclusion of landscaping allow for such opportunities.
7. The proposed Conditional Use Permit will not have a significant effect on the environment. An independent Initial Study was completed for the concurrently filed General Plan Amendment and the Conditional Use Permit applications. Conditions of Approval will reduce the impacts of the project to a level below significance. The construction of a single-family residence, a triplex, miscellaneous outbuildings, and the White Café building previously disturbed the site. Development of the proposed restaurant will adhere to and comply with necessary development conditions, standards, and conditions of approval.